

EXHIBIT A

**PARCEL 31-T
0.038 ACRE (OR 1,643.85 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT ONE DRIVEWAY AND TO GRADE
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Clinton Township, being in Quarter Township 4, Township 1, Range 18 West of the United States Military Lands, and being a **0.038 acre** parcel out of that 10.367 acre tract known as Franklin County Auditor's **Parcel Number 010-136765** as conveyed to **Board of Education of The City School District of Columbus, Ohio** (hereafter referred to as "Grantor") by the instrument filed as **Official Record volume 13964, page G17** (all document references are to the records of Franklin County unless otherwise stated), and being more particularly described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Hudson Street (60' R/W – Public) and being more particularly described as follows:

COMMENCING FOR REFERENCE at a Mag spike set at the Grantor's northwest corner, being the northeast corner of the remainder of that tract as conveyed to City National Bank and Trust Company of Columbus, Ohio, Trustee, a National Banking Association by the instrument filed as Deed Book volume 2795, page 142, being on the centerline of right-of-way of Hudson Street, said spike being at station 25+96.00 of the said centerline of right-of-way of Hudson Street;

Thence along the Grantor's westerly line and being the easterly line of the said remainder of that 2.181 acre tract, **South 03 degrees 27 minutes 04 seconds West for a distance of 30.00 feet** to a ¾" iron pipe found on the existing southerly right-of-way line of Hudson Street, at the southeast corner of the said remainder of that 2.181 acre tract, and being at the northeast corner of that tract as conveyed to Franklin Hotel Group, LLC, an Ohio limited liability company by the instrument filed as Instrument Number 201807310102258, said pipe being 30.00 feet right of the centerline of right-of-way of Hudson Street station 25+96.13 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence crossing through the lands of the Grantor and along the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 18 minutes 11 seconds East for a distance of 215.06 feet** to an iron pin set on the Grantor's easterly line and being the westerly line of tract as conveyed to Nhan Troug Le and Phuong Bach Nguyen by the instrument filed as Instrument Number 201202030016050, said pin being 30.00 feet right of the centerline of right-of-way of Hudson Street station 28+11.19;

Thence along the said easterly line of the Grantor and the said westerly line of said Nhan Troug Le tract, **South 03 degrees 27 minutes 04 seconds West for a distance of 5.00 feet** to a point being 35.00 feet right of the centerline of right-of-way of Hudson Street station 28+11.21;

Thence crossing through the lands of the Grantor, **North 89 degrees 39 minutes 56 seconds West for a distance of 51.15 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 27+60.15;

Thence continuing through the lands of the Grantor, **North 86 degrees 18 minutes 11 seconds West for a distance of 163.99 feet** to a point on the said westerly line of the Grantor and being on the easterly line of the said Franklin Hotel Group, LLC tract, said point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 25+96.17;

Thence along the said Grantor's westerly line and being the easterly line of the said Franklin Hotel Group, LLC tract, **North 03 degrees 27 minutes 04 seconds East for a distance of 8.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.038 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.038 acres)**, all of which located within Franklin County Auditor's **Parcel Number 010-136765**.

Prior instrument of record as of this writing recorded in **Official Record volume 13964, page G17** in the records of Franklin County.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint Inc., and is true and correct to the best of my knowledge and belief.

The bearing for this description are based on Grid North as referenced to South 86 degrees 18 minutes 11 seconds East for the centerline of right-of-way of Hudson Street east of Interstate Route 71 (FRA-1-25.33) as referenced to the Ohio State Plane coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

Where described, iron pins set are 5/8" rebar, 30" long, with caps stamped "ASI PS-8759".

The stations referenced herein are from the plans known as Hudson Street on file with City of Columbus, Ohio having "E" plan number 3575.

American Structurepoint, Inc.

Andrew T. Jordan

Date

Registered Professional Surveyor No. 8759